

City of Alexandria, Virginia

# Ad Hoc Monitoring Group for Waterfront Construction

December 8, 2014



# Agenda



- 1) Introductions
- 2) Review Established Roles & Responsibilities of the Ad Hoc Monitoring Group by Chairman John Bordner
- 3) Waterfront Construction Projects
- 4) Review of the City's Development Process
- 5) Public Comment Period
- 6) Next Steps / Next Ad Hoc Monitoring Group Meeting
- 7) Upcoming Waterfront related meetings:

# Introductions



- Ad Hoc Members
  - John Bordner, Chair –Waterfront Commission
  - Katy Cannady –Old Town Civic Association
  - Bert Ely – Friends of the Alexandria Waterfront
  - Charlotte Hall – Alexandria Chamber of Commerce
  - Barbara Saperstone –Waterford Place HOA
  - Developer TBD
- City Staff - Support

# Review of Established Roles & Responsibilities of the Ad Hoc Monitoring Group



Refer to City Manager's Memo Dated October 28, 2014

- "Act as a liaison"
- "Assess construction impacts"
- "Make recommendations to the City on how to minimize construction related impacts"

# Assumptions



- We are all interested in the best for Alexandria
- Fairly represent the group we are from, and in turn report back to them
- Openly listen to citizens, business owners, City employees, (and occasional tourists)...and be sympathetic to their needs

# Mission

(from Memos Dated 28 October & 21 November, 2014, from the City Manager)



## Mission is to Review:

- Concerns expressed by neighbors
- Status and timeline of projects
- City authority and practices
- Other related matters which the Monitoring Group may wish to discuss
- Assess construction impacts with City's Project Team, and make recommendations
- Liaise between City Project Team and affected neighborhoods and property managers
- Work to assist residents in the effort to eliminate or mitigate impacts to the maximum degree feasible

# Waterfront Construction Projects



- Blackwall Hitch
- CARR Hotel – Indigo Hotel
  - Five Story Hotel with one level below grade Parking
  - DSUP approved January 25, 2014
- Old Dominion Boat Club
- Robinson Terminal South
- Robinson Terminal North
- City Waterfront Plan Public Improvements

# Waterfront Development, Anticipated Schedule



Alexandria, VA Waterfront Waterfront Development Anticipated Schedules (Dates will be updated as more information about schedules is available) <b>12.8.2014</b>					
Project	Anticipated Development Special Use Permit (DSUP) Submittal	Anticipated Public Hearings	Anticipated Final Site Plan Approval	Anticipated Construction Start	Anticipated Construction Finish
<b>Blackwall Hitch Restaurant</b>	Not applicable (SUP Application)	Winter 2013-2014 (December 2013)	Not Applicable	Fall 2014 (October 2014)	Spring 2015
<b>CARR</b>	Fall 2013 (November 2013)	Winter 2013-2014 (January 2014)	Winter 2014-2015	Spring 2015	Fall/Winter 2016
<b>ODBC</b>	Fall 2014 (November 2014 - Preliminary)	Spring 2015	Fall 2015	Fall 2015	Summer 2016
<b>RTS</b>	Fall 2014 (September 2014 - Preliminary)	Spring 2015	Fall 2015	Winter 2015-2016	Fall 2017
<b>RTN</b>	Fall 2014 (November 2014 - Preliminary)	Spring 2015	Fall/Winter 2015	Fall/Winter 2015	Fall 2018
<b>Waterfront Plan Public Improvements*</b>	TBD	TBD	TBD	TBD	TBD

\*Public Improvements – Information subject to Phasing Plan.

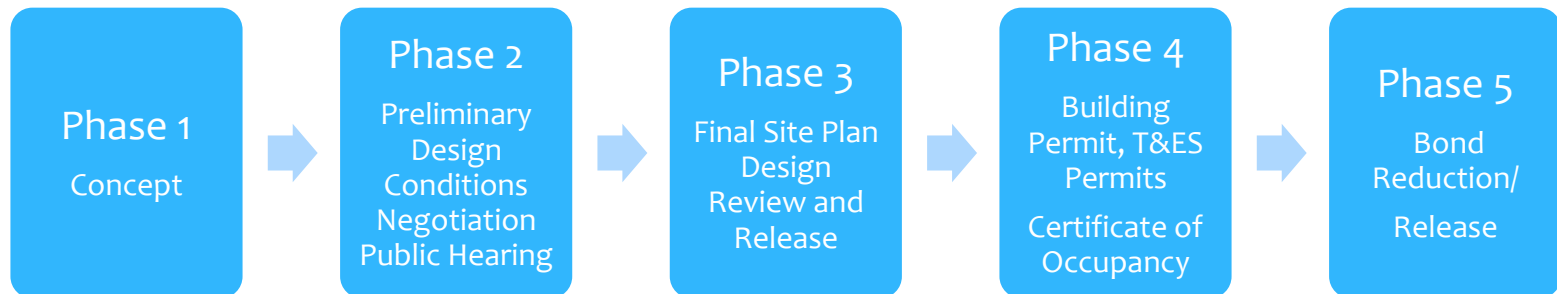


# CARR HOTEL

## Site Location



# Development Process



# Development Process Phase 1



- Pre-Concept Meeting
  - Present basic development plan/idea to City staff
- Concept Plan – Stage 1
  - Submission of basic development plan based on City staff's input
- Concept Plan – Stage 2
  - Submission of more detailed development plan including information on traffic, stormwater management, and building design

# Development Process Phase 2



- Preliminary Design
  - Formal DSUP (Development Special Use Permit with Site Plan) application is filed
  - Preliminary Plan review for completeness
  - Staff analysis and development conditions are prepared
  - City negotiates terms of development with the applicant
  - Planning Commission hears the case and makes a recommendation
  - City Council hears the case for final approval

# Development Process Phase 3



- Final Site Plan Review
  - Engineered Plan is submitted and reviewed by all City departments
- Pre-Construction - Community Meeting (P&Z)
- Plan is Released once all issues are resolved and all bonds posted and fees paid

# Development Process

## Phase 4



- Demolition Permits
  - Asbestos Affidavit
- Pre-Construction Meeting – T&ES
- Hauling Permits (City Code Section 5-2-27)
- Erosion and Sediment Control (Approved Plan)
- Pre-Construction Meeting - Code
- Building Permits and associated Trade Permits
- Right of Way Permits (City Code Section 5-2-8)
  - Construction Worker Parking (Development Condition)
- Construction of Project
- Certificate of Occupancy

# Development Process Phase 5



- Project Close-Out and Final Inspections
- As-builts (public improvements) are submitted
- Bond Reduction / Release

# Ad Hoc Monitoring Group Support Documentation



- Memoranda from the City Manager (10/28/2014)
- Neighborhood notification letter (10/17/2014)
- Living timeline of construction projects (To Be Developed)
- Issues / Tracking Matrix



# Public Comment Period



- Public Comment Ground Rules
  - Be respectful
  - Limit public comments to three minutes
  - Try not to repeat comments/concerns

# Thank You.



- Next Ad Hoc Monitoring Meeting to be determined